

121.A

0005

0010.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

Total Card / Total Parcel

1,053,300 / 1,053,300

APPRAISED: 1,053,300 / 1,053,300

USE VALUE: 1,053,300 / 1,053,300

ASSESSED: 1,053,300 / 1,053,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		WELLINGTON ST, ARLINGTON

OWNERSHIP

Owner 1:	SHAW FRANK &	Unit #:	1
Owner 2:	WALZER JANET		
Owner 3:			

Street 1: 14 WELLINGTON ST UNIT 1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02476		Type:	

PREVIOUS OWNER

Owner 1:	SERABIAN MICHAEL P/LISA M -
Owner 2:	-

Street 1: 14 WELLINGTON ST UNIT 1

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02476		Type:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1950, having primarily Clapboard Exterior and 2476 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7454																

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								210333
								GIS Ref
								GIS Ref
								Insp Date
								07/26/18

PREVIOUS ASSESSMENT								Parcel ID	121.A-0005-0010.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	1,037,600	0	.	.	1,037,600	1,037,600	Year End Roll	12/18/2019
2019	102	FV	893,100	0	.	.	893,100	893,100	Year End Roll	1/3/2019
2018	102	FV	791,200	0	.	.	791,200	791,200	Year End Roll	12/20/2017
2017	102	FV	722,300	0	.	.	722,300	722,300	Year End Roll	1/3/2017
2016	102	FV	644,600	0	.	.	644,600	644,600	Year End	1/4/2016
2015	102	FV	596,700	0	.	.	596,700	596,700	Year End Roll	12/11/2014
2014	102	FV	570,100	0	.	.	570,100	570,100	Year End Roll	12/16/2013
2013	102	FV	570,100	0	.	.	570,100	570,100		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SERABIAN MICHAEL	65910-540		8/14/2015		775,000	No	No		
ROSSANO-COLIER	33231-579		7/11/2001		499,000	No	No		

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
7/17/2001	476	Redo Bat	50,000	C				REMODEL 3 BATHS-KI	7/26/2018	Measured	DGM	D Mann											

Sign: VERIFICATION OF VISIT NOT DATA / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 99 - Condo Conv				Full Bath: 2	Rating: Good			FFL/BMT.															
Sty Ht: 1 - 1 Story				A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																		
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good																		
Prime Wall: 2 - Clapboard				A HBth:	Rating:																		
Sec Wall:		%		OthrFix:	Rating:																		
Roof Struct: 1 - Gable				OTHER FEATURES																			
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good																		
Color:				A Kits:	Rating:																		
View / Desir: N - NONE				Fapl: 1	Rating: Good																		
GENERAL INFORMATION				WSFlue:	Rating:																		
Grade: C+ - Average (+)				CONDOS INFORMATION																			
Year Blt: 1950	Eff Yr Blt:			Location:																			
Alt LUC:		Alt %:		Total Units:																			
Jurisdct: G4		Fact: .		Floor: 1 - 1st Floor																			
Const Mod:				% Own: 30.540000916																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %	Exterior:		No Unit	RMS	BRS	FL												
Prim Int Wall: 2 - Plaster				Functional:		Interior:		1	8	2													
Sec Int Wall:		%		Economic:		Additions:																	
Partition: T - Typical				Special:		Kitchen:																	
Prim Floors: 3 - Hardwood				Override:		Baths: 2001																	
Sec Floors:		%		Total:	10.8 %	Plumbing:																	
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:															
Subfloor:				Basic \$ / SQ: 295.00		General:		Totals	1	8	2												
Bsmnt Gar:				Size Adj.: 1.07407105																			
Electric: 3 - Typical				Const Adj.: 0.99989998																			
Insulation: 2 - Typical				Adj \$ / SQ: 316.819																			
Int vs Ext: S				Other Features: 110119																			
Heat Fuel: 1 - Oil				Grade Factor: 1.10																			
Heat Type: 3 - Forced H/W				NBHD Inf: 1.20000005																			
# Heat Sys: 1				NBHD Mod:																			
% Heated: 100		% AC: 100		LUC Factor: 1.00																			
Solar HW: NO		Central Vac: NO		Adj Total: 1180823																			
% Com Wall:		% Sprinkled:		Depreciation: 127529																			
				Deprecated Total: 1053294																			
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 121.A-0005-0010.0												IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N					Total Yard Items:				Total Special Features:				Total:										
AssessPro Patriot Properties, Inc																							
 <p>Undisplayed Areas: GLA: 2476</p>																							